160.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	922,200 / 922,200
					USE VALUE:	922,200 / 922,200
					ASSESSED:	922,200 / 922,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
199		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOLT RICHARD A--ETAL
Owner 2:	BALOUEFF OLGA
Owner 3:	
Street 1:	199 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Clapboard Exterior and 3035 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12000.000	399,100	4,400	518,700	922,200
Total Card	0.275	399,100	4,400	518,700	922,200
Total Parcel	0.275	399,100	4,400	518,700	922,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 303.86 | /Parcel: 303.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 106414

GIS Ref

GIS Ref

Insp Date 06/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 160.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	399,000	4400	12,000.	518,700	922,100	922,100	Year End Roll	12/18/2019
2019	101	FV	307,100	4400	12,000.	518,700	830,200	830,200	Year End Roll	1/3/2019
2018	101	FV	304,900	4400	12,000.	459,400	768,700	768,700	Year End Roll	12/20/2017
2017	101	FV	304,900	4400	12,000.	385,300	694,600	694,600	Year End Roll	1/3/2017
2016	101	FV	304,900	4400	12,000.	385,300	694,600	694,600	Year End	1/4/2016
2015	101	FV	297,600	4400	12,000.	333,500	635,500	635,500	Year End Roll	12/11/2014
2014	101	FV	297,600	4400	12,000.	322,300	624,300	624,300	Year End Roll	12/16/2013
2013	101	FV	297,600	4400	12,000.	306,800	608,800	608,800		12/13/2012

!12483!

PRINT

Date	Time
12/11/20	02:34:07

LAST REV

Date	Time
06/25/18	14:59:27

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12483

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13713-129		6/1/1979		76,000	No	No		Y

USER DEFINED

Prior Id # 1:	106414
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2014	991	Re-Roof	3,860		8/14/2014			Strip and re-roof.
8/18/2006	695	Re-Roof	14,300			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	Meas/Inspect	CC	Chris C
10/30/2008	Meas/Inspect	189	PATRIOT
12/3/1999	Meas/Inspect	256	PATRIOT
7/16/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12000		Sq. Ft.	Site		0	70.	0.62	8			Med. Tr	-5					518,700						518,700	

Total AC/HA:	0.27548	Total SF/SM:	12000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 518,700	Spl Credit	Total: 518,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.99596369
Const Adj.:	1.00989902
Adj $ / SQ:	125.728
Other Features:	100500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	578384
Depreciation:	179299
Depreciated Total:	399085

COMMENTS

NO ACCESS TO GARAGE. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

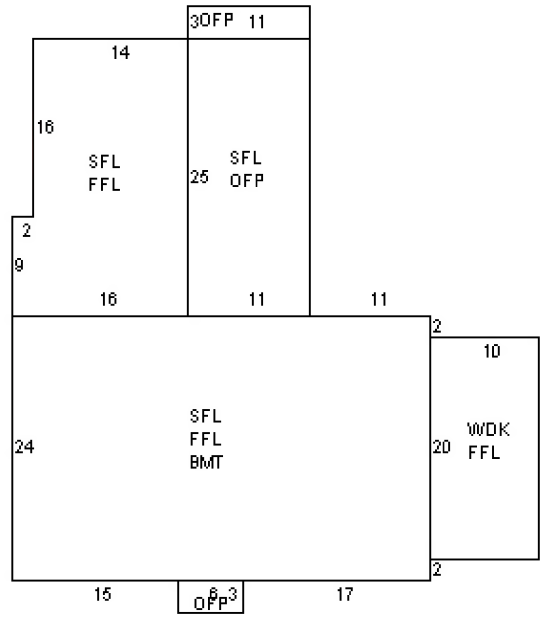
No Unit	RMS	BRS	FL
1	11	4	M
Totals			
1	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	138.30
Special Features:	0	Val/Su Net:	89.22
Final Total:	399100	Val/Su SzAd	131.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,555	125.730	195,507
FFL	First Floor	1,480	125.730	186,077
BMT	Basement	912	37.720	34,399
OFP	Open Porch	326	21.770	7,099
WDK	Deck	200	11.110	2,222

Net Sketched Area:	4,473			Total:	425,304
Size Ad	3035	Gross Are	4473	FinArea	3035

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 160.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1920	22.72	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400